

Woodland City Council Minutes
Council Chambers
300 First Street
Woodland, California

December 17, 2002

JOINT WOODLAND CITY COUNCIL /
WOODLAND REDEVELOPMENT AGENCY BOARD
SPECIAL/CLOSED SESSION
CITY HALL

6:00 P.M.

COUNCIL CLOSED SESSION

Council met in Closed Session to hold a Public Employee Performance Evaluation, City Attorney, Pursuant to Section 54957. Council also held a conference with the Labor Negotiator Assistant City Manager Marler, Pursuant to Section 54957.6. Under discussion were the Police Mid-Management and Police Supervisors Associations. Present at this session were Mayor Flory (arrived at 6:25 p.m.), Vice Mayor Rexroad, Council Members Dote, Monroe and Peart, City Manager Kirkwood and Assistant City Manager Marler. City Attorney Mitchell was present at the session regarding Labor Negotiations only.

REDEVELOPMENT AGENCY BOARD CLOSED SESSION

The Redevelopment Agency Board held a closed session for the purpose of holding conference with Real Property Negotiators, Executive Director Kirkwood and the Wiseman Company, pursuant to Section 54956.8 for the property located at 1122 Main Street. Under negotiation are the price and terms of payment. A conference was also held under this section regarding the property known as APN 005-644-07, Approx. 40' by 40' parcel owned by Reinaldo and Lois Carranza, with the Agency Negotiator, Executive Director Kirkwood. Under negotiation are price and terms of payment. Present at these sessions were Agency Chairperson Flory, Vice Chairperson Rexroad, Board Members Dote, Monroe and Peart, Executive Director Kirkwood, Assistant City Manager/Acting Community Development Director Marler, Redevelopment Agency Manager Ross, City Attorney Mitchell and Agency Attorney Quinn.



**JOINT WOODLAND CITY COUNCIL/
WOODLAND REDEVELOPMENT AGENCY BOARD
REGULAR MEETING**

7:00 P.M.

Mayor Flory announced that the City Council and Redevelopment Agency Board had met in closed session to hold a Public Employee Evaluation for the City Attorney, hold a conference with Labor Negotiators regarding the Police Mid-Management and Police Supervisors, and hold a conference with Real Property Negotiators regarding the property at 1122 Main Street owned by the City and the parcel, APN 005-644-07 owned by Reinaldo and Lois Carranza. Council/Board gave guidance on these issues.

CALL TO ORDER

Mayor Flory called the joint regular meeting of the City Council and the Woodland Redevelopment Agency Board to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Michael Horgan.

ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Matt Rexroad, Martie Dote, Jeff Monroe, Neal Peart

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Jeff Mitchell, Gary Wegener, Sue Vannucci, Karl Diekman, Wendy Ross, Dan Gentry, David Ingman, Dick Donnelly, Jon Tice, Steve Sante-Croce, Aaron Laurel, Ed Quinn

ALSO PRESENT: Contract Planner Heidi Tschudin, Contract Engineer Nick Ponticello



PUBLIC COMMENT

None.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Dote said the Local Agency Formation Commission (LAFCO) had met and approved the draft Sphere of Influence which included the City's recommendation to change the area South of the County Fair Mall and the area East of County Road 102 from a 20 year sphere of influence to that of a 10 year.

Council Member Peart indicated statements had been made to him that the new lighting in the Beamer Park area and the Dog Park were to be funded from Measure H funds. He asked for clarification on that issue. City Manager Kirkwood said that was incorrect information and Council Member Peart reiterated these funds were for roads, the new Police Facility, new Community/Senior Center and soccer fields only.

City Manager Kirkwood commended the Council for their efforts over the past year to improve this community. There are many issues that have come before them of tremendous importance to the City, as well as, those which have been difficult to work through. The year ahead will be equally as difficult with the State budget deficit, which will directly affect our City's ability to function at the present level of service.

PRESENTATIONS

CERTIFICATE OF APPRECIATION – MIKE HORGAN

On a motion by Council Member Dote, seconded by Council Member Monroe and carried unanimously, Council recognized and commended Mike Horgan for his exceptional service to the City and wished him well in his retirement from public service. Public Works Director Wegener introduced Mr. Horgan and reiterated the City's gratitude for his expertise and dedication to the City. Mayor Flory presented the Certificate of Appreciation.

PUBLIC HEARINGS

RESOLUTION 4404 - GENERAL PLAN AMENDMENTS

Council Member Peart indicated he had viewed the video of the Council meeting on December 3, 2002 and was prepared to participate in the decision this evening. Acting Director Marler said Council and the Planning Commission held several sessions on the proposed Amendments to the General Plan and the



item is before Council for approval. The Federal Emergency Management Agency (FEMA) issue will be returning to Council for consideration at a later time. With further input from the Council this item has been amended on those issues they wished included or changed. Staff now recommends the Regional Commercial designation be eliminated from consideration. The language recommended under section 1.E.10 will address the Auto Mall issue adequately. Council will remain in control of the types of businesses to be placed into the area. Vice Mayor Rexroad asked who will prepare the Environmental Impact Study and Director Marler said the City will select a Consultant. Council Member Monroe asked for clarification of Highway Commercial and Director Marler said the C-1, C-2 and HC are existing. The Auto Mall has always been in the HC with the uses already in place. Council Member Monroe said any development to go in would now be required to have a Development Agreement. Mayor Flory asked if the entire 55 acres is Highway Commercial and Director Marler indicated to the affirmative. With the Development Agreement in place, the City controls the quality of development and the types of businesses in that area. The RC language also would require the EIS and a Development Agreement. He suggested not creating a new designation because we would have the same control through this Development Agreement.

The Historical Guidelines designated to be mandatory is of concern to Vice Mayor Rexroad. He has met with the Planning Commission Architectural Subcommittee and Staff regarding his concerns. There is more detail to be added to the process which will help preserve the architectural style without compromising private property rights. Council Member Monroe asked if this would then be a voluntary process. Director Marler said the details still need to be clarified. The voluntary compliance with existing home owners is suggested with prescriptive design guidelines for new home owners. The staff would then work with the Planning Commission to develop the guidelines. By not placing them into the General Plan it provides the flexibility for the City. The language would require staff to develop the design guidelines.

City Manager Kirkwood said he has received a letter from the County Administrator regarding the Tax Sharing Agreement that does not change his opinion on the supposed re-opener. The County had said they wished to discuss a re-opener several years prior but there is no written record of any such discussion having taken place, nor any further agreement. City Attorney Mitchell said this is not a rezoning and would not be part of a re-opener. The County, on September 12, 1989, used the Master Tax Sharing Agreement indicating they would file for a change on October 24, 1989, which did not happen. As it was twelve years ago at this point, in his opinion, is far too late.



Mayor Flory opened the Public Hearing at 7:53 p.m. Hearing no comments, the Public Hearing was closed at 7:54 p.m.

Vice Mayor Rexroad feels the information provided answers the questions and Council should move forward. Council Member Monroe said Highway Commercial provides for various businesses and it could be much worse than the Regional Commercial proposal. Director Marler said this is not a change in designation because it has always been HC. To address his concerns, the Development Agreement permits the Council to shape what they want, which was not in the existing language. The EIS also provides strong support to restrict.

Council Member Monroe also feels the "mandatory" language for the historical preservation area is of concern. He thought there were a historic neighborhood and does not want property owners in the future to drastically change the property. Director Marler said the intent is to set the policy with the details to be developed. It is to encourage those in this area to be placed on the historic registry once it is developed and identified. A new owner would know at the time of purchase the restrictions on the property. Mayor Flory asked if changes would be part of the sales agreement. Director Marler said it would depend upon the standards set.

On a motion by Council Member Peart, seconded by Vice Mayor Rexroad and carried, Council adopted Resolution 4404, a "Resolution of the City Council of the City of Woodland Approving Woodland General Plan Five-Year Review and Update Amendment", that certifies the Negative Declaration and adopts the Amendments. Council Member Monroe abstained from the vote.

RESOLUTION 4405 AND AGENCY RESOLUTION 02-77 - DISPOSITION OF 1122 MAIN STREET AND DEVELOPMENT AGREEMENT WITH WISEMAN COMPANY

City Manager Kirkwood reminded the Council/Board that this is a Joint Meeting of the Council and Redevelopment Agency Board, therefore there are two Resolutions for Approval. This is a unique building as the City does not presently have a Class A office building at 35,000 square feet. The heritage Oak tree on the site is part of the design feature as well as, some retail space on the bottom floor. We must use a fair reuse value on this type of project. This facility will generate \$975,000 in gross income per year. Various aspects will be removed to determine the net operating income. The value is then estimated on the net income. This value is \$641,500. It then provides the Redevelopment Agency requirement needed with the net tax back to the City to provide funding.



Agency Attorney Ed Quinn has been working on the Disposition and Development Agreement to facilitate this project. The parking issue is also of importance as Blue Shield does have some spaces they now use but those details will be identified. An Economic Analysis has also been done.

Agency Attorney Quinn advised Council the language in Attachment 4, Scope of Development, on page three, item A. 2., lines 5 and 6, "across Sixth Street" should be deleted.

Council Member Peart asked how long the Blue Shield lease runs and City Manager Kirkwood indicated it would expire on December 31, 2003. We can honor the Agreement for a longer period and will be holding further discussion on the parking with them as well.

Vice Mayor Rexroad and Council Member Monroe commented this is an excellent project for the City.

Mayor Flory opened the Public Hearing at 8:20 p.m.

Doyle Wiseman indicated he had been advised that Woodland would be a good location for one of his projects. When he visited, he was impressed with the potential. This City is at a point where this type of building would be successful and an addition to the City. Ian McCleod, Architect for the Wiseman project, said they try and design the project to fit the style of the community. The building will resemble more of a Courthouse structure rather than an office building. Council Member Dote asked for a timeline of completion and it was indicated the project would take ten to eleven months.

Former Redevelopment Citizens' Advisory Committee Member Cirenio Rodriguez urged Council to move forward with this project and it will be a definite enhancement to that area of the City.

Mayor Flory closed the Public Hearing at 8:32.

On a motion by Vice Chairperson Rexroad, seconded by Board Member Dote and carried unanimously, the Redevelopment Agency Board authorized the Executive Director to execute a Disposition and Development Agreement with the Wiseman Company to construct a multi-story Class A Office Building on 2± acres of City owned property currently occupied by the Parks, Recreation and



Community Services Department at 1122 Main Street and adopted Agency Resolution 02-07, a Resolution of the Redevelopment Agency of the City of Woodland Approving and Authorizing the Execution of a Disposition and Development Agreement Between the Agency and Wiseman Company, LLC”.

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and carried unanimously the Council authorized the City Manager to execute a Disposition and Development Agreement with the Wiseman Company to construct a multi-story Class A Office Building on 2± acres of City owned property currently occupied by the Parks, Recreation and Community Services Department at 1122 Main Street and adopted Council Resolution 4405, a “Resolution of the City Council of the City of Woodland Approving and Authorizing the Execution of a Disposition and Development Agreement between the Redevelopment Agency of the City of Woodland and Wiseman Company, LLC”.

RESOLUTION 4406 - SPRING LAKE SPECIFIC PLAN AMENDMENTS

Planner Heidi Tschudin said this is the second Amendment to the Spring Lake Specific Plan annexation requested by the Developer. She indicated on the map the location of the proposed changes. These changes include shifting of the “Farmer’s Central Road” (FCR) off the College property, elimination of the five acre detention pond at the Southwest corner of FCR and County Road 102, modification to the cross section of FCR, placement of a sewer lift station on FC canal and reorientation of the pedestrian/bicycle bridge, modification of the R-3 and R-4 land uses on the Russell property, shifting of the R-15 land use on the Russell property, modification of the R-4 and R-5 land uses on the Beeghly property and various text amendments. Council Member Dote asked if any of the multi-family units would be lost with these changes and Planner Tschudin indicated they would only be shifting R-4 and R-5.

Vice Mayor Rexroad asked about the narrowing of the roads and Ms. Tschudin said this change is actually a correction. The density does not change. This allows the maximum amount of units.

Council Member Monroe asked if there are still three schools and Planner Tschudin indicated that has not changed and the Woodland Joint Unified School District does support these changes.

At 8:37, Mayor Flory opened the Public Hearing.



Tom Lumbrazo of Turn of the Century said they agree with the changes as presented. The Curtis Park on the Russell property will be a very prominent design. They will start the Tentative Map design immediately, do the traffic study, and the annexation will take place on January 17, 2003. Homes should be started in early 2004.

At 8:43, Mayor Flory closed the Public Hearing.

On a motion by Council Member Peart, seconded by Council Member Monroe and carried unanimously, Council adopted Resolution 4406, a "Resolution of the City Council of the City of Woodland Adopting CEQA Addendum #3 to the Turn of the Century EIR and Approving Amendment #2 to the Spring Lake Specific Plan".

Council recessed from 8:55 to 9:05.

REPORTS OF THE CITY MANAGER

PRE-ANNEXATION AGREEMENT WITH WOODLAND/ SPRECKELS INDUSTRIAL BUSINESS PARK, LLC

City Manager Kirkwood said Council had been having ongoing discussion with Gerry Kamilos on the property in the industrial area, the "Spreckels" 830 acres, regarding annexation and construction of a business park. An Advance of Funds Agreement had been approved, Ordinance 1349 for pre-zoning adopted, and agreement reached regarding the development of a Specific Plan. The Developer will pay the City \$1,550,000 for public purposes consistent with the Council direction in that the first contribution of \$500,000 to be received upon annexation and approval of any lot line adjustment and/or use permit required for the industrial user. The second contribution of \$500,000 on or prior to the close of escrow to a third party of the next parcel of land within the property (pro-rated on 72 acres), but not later than January 1, 2005. The third and final contribution to be \$550,000 on or prior to final approval of the entitlements and passage of any appeal period for such approvals, but not later than January 1, 2007. Council Member Monroe feels Clark Pacific, the proposed occupant on this property is a more well-rounded company. He wants the \$500,000 to go into the Redevelopment Agency. City Manager Kirkwood said it will not be in the Development Agreement, but will be at Council direction previously received. The City intends to move forward with the annexation. Clark Pacific will be



moving their processes concurrently to meet the conditions. They will start to build on the property but will be subject to the Tax Sharing Agreement. We can make the decision with the developer with or without Clark Pacific.

Council Member Peart said the dates for the second and third contributions are very important to the Agreement. Gerry Kamilos said part of the Business Plan is to bring companies similar to Clark Pacific into the City. He said that ACE has not made a final decision to locate elsewhere as yet.

Bob Clark, one of the owners of Clark Pacific, said his company has been in operation for 35 years. They are presently located on 20 acres in West Sacramento and have a plant in Southern California. They will have 300 to 500 employees, with 120 professionals, 200 in the plant and 20 to 60 field installers. Vice Mayor Rexroad asked if these would be existing employees and Mr. Clark said it will be of combination of existing and new employees. They may not close their West Sacramento branch. It will be a phased process and they will be watching their financial indications closely. All of the aggregate used in their process will be purchased from the Woodland area which will increase the sales tax base. Mr. Kamilos said the Advance of Funds Agreement is holding on the final negotiations with Clark Pacific.

BOARD AND COMMISSION APPOINTMENT PROCESS; APPOINTMENT OF PLANNING COMMISSIONER, RESIGNATION OF PLANNING COMMISSIONER

Vice Mayor Rexroad feels the Planning Commission should be tied to the City Council and should change membership when the Council membership changes. He would "adopt" current Commissioner Sanders as his appointee and Commissioners Barzo and Bryan could be appointed at large. Council Member Peart said the process for altering the Ordinance to accommodate these recommended changes would take and City Attorney Mitchell said a minimum of two months. Council Member Monroe stated this would then make the Commission a political body. Vice Mayor Rexroad said that is not necessarily a disadvantage. He does not feel the current Commission is held accountable. Council Member Dote said if the Commissioners are not performing to Council satisfaction, there is the option available now to remove them from office. The Commission deals with meticulous detail and it takes a great deal of time for them to gain the knowledge they need to be effective. They are not insulated from accountability. The general public may not want to participate if Council has those certain individuals they wish to appoint.



Vice Mayor Rexroad said they could be reappointed if they have the experience. Council must reflect the views of the community and the Commission must also so reflect those views. Council Member Dote said the recruitment process could still be general.

Pat Murray of the League of Women Voters and a Planning Commissioner presented a study conducted by the League in 1995 on the City Boards and Commissions. Two of the Council members were part of the process. There is a section on how the selection has been handled in past years and they recommended continuing with that same process. She feels the present system is working very well and is democratic. Vice Mayor Rexroad said it is a democratic process but there is no accountability. Ms. Murray said people come forward and state their views emphatically at the Commission meetings. They are interviewed and the selection process gives them information about the applicants. The general public provides more pressure than the Council.

Council Member Monroe said they have strongly encouraged removal of Planning Commissioners in the past and the process is already in place. Ms. Murray said she feels very accountable for her decisions. City Attorney Mitchell said we can change the methods at any time. Vice Mayor Rexroad said the Commissioners have term limits while Council does not. Council Member Monroe suggested that term limits for Commissioners be removed and it be written into the Ordinance.

On a motion by Council Member Peart and seconded by Council Member Monroe it was moved to look into the Vice Mayor's proposal for appointment for the Planning Commission only, extend the terms expiring on December 31, 2002 for six months and appoint Kevin Spesert and Darlene Crites to the Planning Commission at this time. City Attorney Mitchell indicated that as the Agenda wording did not include that language, the motion could not be made.

Council Member Monroe asked that the two members who have expiring terms be extended and appointment of Kevin Spesert could hold until the next meeting. On a motion by Council Member Peart and seconded by Council Member Monroe, the appointment of Darlene Crites was withdrawn at this time. On a motion by Council Member Peart, seconded by Council Member Monroe and carried, Council appointed Kevin Spesert to a vacancy on the Planning Commission effective immediately. Vice Mayor Rexroad voted no.

Council Member Peart moved to extend the two expiring terms of the Planning Commissioners for six months. City Manager Kirkwood advised Council that language was not included on the Agenda and the motion could not be made. All of the Commissioners presently serve at the pleasure of the Council.



On a motion by Council Member Dote, seconded by Council Member Monroe, it was moved to appoint to new terms of office those Commissioners whose terms expire this month and have indicated the desire to continue to serve on their Boards and Commissions. City Attorney Mitchell indicated this motion would not be a legal motion. Council Member Dote withdrew her motion.

Vice Mayor Rexroad asked Council to express their thoughts on changing the process. Mayor Flory and Council Members Dote and Monroe wish to leave the process as is. The motion would state that Council provided no direction to change the process. There was consensus to eliminate the term limits for members of the various Boards and Commissions.

At 10:20 p.m., on a motion by Council Member Dote, seconded by Mayor Flory and carried unanimously, Council extended the meeting to 11:00 p.m.

PARK PLAQUE PROJECT

Parks, Recreation and Community Services Director Gentry reminded Council of their request to develop plaques in each City Park with a brief history of when the Park was established and how it received the name. That process is moving forward as funding is received.

DOG PARK LOCATION

Director Gentry indicated the recommendation for the Dog Park location is that of an area of the new Community/Senior Center/Community Park site. As this land has been purchased by the City, the \$25,000 allocated from Proposition 12 funds could then be allocated at \$20,000 to Cline Park and \$5,000 to Woodside Park for equipment. Council Member Monroe stated the Dog Park should be kept very simple with any added features to be through donations. Director Gentry said the standard in Dog Parks is 2 acres, which leave 8 acres for usage by others. Vice Mayor Rexroad this is also a delay by waiting for the Community/Senior Center to be constructed, which could be up to three years away. He asked what other sites would be available now. Council Member Monroe said this is not taking away from the Community Park and would just have a specific area designated for the Dog Park. Director Gentry said this is another amenity to the Park, such as basketball and tennis courts that are in all existing parks at present and do not take away from the total acreage



consideration. It will be a green area and could be in an area with an onsite detention pond.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried, Council recommended the development of the Dog Park to be at the new Community/Senior Center/Community Park Site and reprogrammed the Dog Park's \$25,000 of Proposition 12 funds toward playground at Cline Park (\$20,000) and Woodside Park (\$5,000). Mayor Flory and Vice Mayor Rexroad voted no.

RESOLUTION 4407 - MANUFACTURED HOMES FAIR PRACTICES COMMISSION
THREE YEAR REGISTRATION FEE

On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, the Council adopted Resolution 4407, "A Resolution of the City Council of the City of Woodland Establishing the Manufactured Home Space Rent Control Annual Registration Fee" setting the fee of \$137.00 for each manufactured home rental space subject to the registration fee for each of the next three years starting with the registration due December 31, 2002.

FEDERAL EMERGENCY MANAGEMENT AGENCY GRANT FOR THE FIRE
DEPARTMENT

Fire Chief Diekman indicated the Department had received a grant through the 2002 Assistance to Firefighters Grant Program in the amount of \$119,056. There were 19,000 applicants with 2,000 agencies receiving approval. These funds will be used to offset the protective clothing purchases for Reserve Firefighters, safety equipment for career and paid personnel and thermal imaging devices.

CONSENT

Council Member Dote requested the following item be removed from the Consent Calendar:

ECONOMIC IMPACT STUDY CONSULTANT SELECTION FOR WOODLAND
MARKETPLACE PROJECT AND SOLE SOURCE CONTRACT



Council Member Monroe requested the following item be removed from the Consent Calendar.

CERTIFICATE OF APPRECIATION FOR RETIRING FINANCE CLERK SANDY HUITT

On a motion by Vice Mayor Rexroad, seconded by Council Member Peart and carried by unanimous vote, Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT FOR THE FIRE DEPARTMENT

Council received the Fire Department Monthly Status Report for November 2002.

MONTHLY TREASURER'S INVESTMENT REPORT

Council received the Treasurer's Investment Report for the month of October 2002.

CONTRACT WITH GOODWIN CONSULTANTS FOR SPRING LAKE SPECIFIC PLAN MELLO-ROOS DISTRICT PREPARATION

Council authorized the Finance Director to enter into a Contract with Goodwin Consulting Group for an amount not-to-exceed \$45,000 to work on the issuance of the Mello-Roos Bond for the Spring Lake Specific Plan.

REIMBURSEMENT AGREEMENT WITH DAVID SNOW HOMES FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THE VINEYARDS DEVELOPMENT

Council approved and authorized the Public Works Director to execute the Reimbursement Agreement for public improvements constructed with the Vineyards Subdivision. This reimbursement is in the amount of \$166,395.28.



REIMBURSEMENT AGREEMENT WITH CENTEX HOMES FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THE STEEPLECHASE UNITS 1 AND 2 DEVELOPMENT

Council approved and authorized the Public Works Director to execute the Reimbursement Agreement for public improvements constructed with the Steeplechase Units 1 and 2 construction in the amount of \$596,642.49.

REVISED PROJECT PROGRAMMING SUMMARY SHEET AND CONSTRUCTION CONTRACT FOR AMERICANS WITH DISABILITIES ACT IMPROVEMENTS IN CITY PARKS AND FACILITIES, PROJECT 98-04

Council approved the revised Project Programming Summary Sheet, awarded the Construction Contract for Project 98-04, Americans with Disabilities Act Improvements, Phase II to S. W. Allen in the amount of \$66,291, and authorized the Public Works Director to execute the Contract.

REVISED PROJECT PROGRAMMING SUMMARY SHEET FOR PROJECT 01-17, MEASURE H ROAD REHABILITATION AND PROJECT 01-03, 2002 WATER, SEWER AND STORM DRAIN

Council approved the revised Project Programming Summary Sheet for Project 01-17, Measure H Road Rehabilitation for Cottonwood and West Streets, approved the revised Project Programming Summary Sheet for Project 01-03, 2002 Water, Sewer and Storm Drain and authorized \$1,622,000 to be added to the Capital Budget for this Fiscal Year.

RESOLUTION 4408 - TREE CITY USA RECERTIFICATION AND GROWTH AWARD

Council approved Resolution 4408, "A Resolution Supporting Applications for Tree City U.S.A. Re-Certification and Growth Award".

REVISED PROJECT PROGRAMMING SUMMARY SHEET FOR PROJECT 98-03, CROSS AND EAST STREET IMPROVEMENTS

Council approved the revised Project Programming Summary Sheet for Project 98-03, East Street, Oak Avenue to Cross Street improvements, authorized an overall increase in budget authority from \$794,600 to \$929,600, authorized



the Public Works Director to approve project expenditures not-to-exceed the project budget authority.

RESOLUTION 4409 - EXTENSION OF CONTRACTS FOR CONTRACT ENGINEER NICK PONTICELLO AND CONTRACT PLANNER HEIDI TSCHUDIN FOR SPRING LAKE SPECIFIC PLAN PROJECTS

Council adopted Resolution 4409, a "Resolution of the City Council of the City of Woodland Authorizing Amendment to the Contract with Planner Heidi Tschudin and Authorizing the Contract with Ponticello Enterprises", to allow for additional hours for continued consulting services.

RESOLUTION 4410 - MEMORANDUM OF UNDERSTANDING WITH POLICE SUPERVISORS ASSOCIATION

Council adopted Resolution 4410, "A Resolution of the City Council of the City of Woodland Approving Certain Terms and Conditions for the Woodland Police Supervisors Association", extending the contract through June 30, 2003.

RESOLUTION 4411 - MEMORANDUM OF UNDERSTANDING WITH POLICE MID-MANAGEMENT ASSOCIATION

Council adopted Resolution 4411, "A Resolution of the City Council of the City of Woodland Approving Certain Terms and Conditions for the Woodland Police Mid-Management Unit Employees", extending the contract through June 30, 2003.

FIRE APPARATUS REPORT

Council received a report on the status of the Fire Department apparatus and replacement plans.

SALE AND DISPOSAL OF SURPLUS AND OBSOLETE VEHICLES AND EQUIPMENT

Council authorized the sale and disposal of City surplus and obsolete vehicles and equipment.



BUILDING DIVISION STATUS REPORT

Council received a report on the status of the Building Division of the Community Development Department, construction status and Code Compliance cases.

BUILDING DIVISION PROCEDURES MANUAL AND INFORMATION

Council received a report on the progress of the development of a Procedures Manual and Policies for the various aspects of the Community Development Department.

RESOLUTION 4412 - TRANSPORTATION DEVELOPMENT ACT CLAIM

Council adopted Resolution 4412, "A Resolution Authorizing Filing the Annual Transportation Development Act Claim with the Sacramento Area Council of Governments".

RESOLUTION 4413 - ABANDONMENT OF SURPLUS PUBLIC RIGHT-OF-WAY ON FREEMAN STREET

Council adopted Resolution 4413, a "Resolution of Intention to Vacate a Public Service Easement Pursuant to Chapter 3 of the Public Streets, Highways and Service Easement Vacation Law", and set the Public Hearing for January 21, 2003.

GIBSON RANCH CFD 1 DEEP SEWER REPAIRS, PROJECT 98-45

Council accepted as complete the Gibson Ranch, Community Facilities District Phase I, Deep Sewer Repairs Project 98-45 as complete and authorized the City Clerk to file a Notice of Completion.

RESULTS OF NOVEMBER 5, 2002 ELECTION

Council received the Official Summary Report of the Gubernatorial Election held November 5, 2002.



RESOLUTION 4414 - FINDINGS OF OAK LEAF RESPITE CONDITIONAL USE PERMIT APPEAL

Council adopted Resolution 4414, "A Resolution of the City Council of the City of Woodland Denying a Conditional Use Permit Request to Establish a Fifteen Bed Residential Care Facility in the Neighborhood Preservation Zone", which approved the Findings of Fact in support of Council denial of such permit.

FUNDING RELATIONSHIP WITH WOODLAND ECONOMIC RENAISSANCE CORPORATION

Council discontinued funding with the Woodland Economic Renaissance Corporation effective December 31, 2002 and directed the City Manager to prepare a recommended budget and City Economic Action Plan for Council consideration by April 2003.

RESOLUTION 4415 - SUPPORT FOR THE DUNNIGAN WATER DISTRICT GROUNDWATER MANAGEMENT INVESTIGATION

Council adopted Resolution 4415, "A Resolution of Support for the Dunnigan Water District Groundwater Management Investigation", and directed the City Clerk to forward such Resolution to the Dunnigan Water District.

CALIFORNIA LAW ENFORCEMENT EQUIPMENT PURCHASE GRANT

Council acknowledged receipt of the California Law Enforcement Equipment Purchase Grant of \$23,349 for purposes of establishing an expenditure account.

GIBSON ROAD PEDESTRIAN/BICYCLE OVER-CROSSING PROJECT 01-23

Council received an update on the status of the Gibson Road pedestrian/bicycle over-crossing project.



ITEMS REMOVED FROM THE CONSENT CALENDAR:

CONSULTANT FOR ECONOMIC IMPACT STUDY FOR WOODLAND MARKETPLACE PROJECT AND SOLE SOURCE CONTRACT

Council Member Dote said this information does not identify the project and asked how we will conduct the study without that identification. City Manager Kirkwood said this item will return to Council with more complete information, but Woodland Marketplace will be asked to commit to the \$40,000 at this time. We will need to amend the report from EPS with the Council comments received. At this point, input is needed and more work with Mr. Petrovich is forthcoming so we can see what the project entail. The City has selected the consultant firm as they are very familiar with the City. Additional definition will be in the Scope of Work to include the components that should come forward from the Development Agreement. This gives the Council the ability to manage that Scope of Work consistent with the Development Agreement approach.

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by unanimous vote, Council authorized the City Manager to enter into a Sole Source Professional Service Agreement, not-to-exceed \$40,000, with Economic and Planning Systems to prepare an Economic Impact Study for the proposed Woodland Marketplace development.

CERTIFICATE OF APPRECIATION FOR RETIRING FINANCE CLERK SANDY HUITT

Council Member Monroe wished to call attention to the years of service provided by Sandy Huitt and read the Certificate outlining her career with the City. On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by unanimous vote, Council recognized and commended retiring Finance Clerk Sandy Huitt for seventeen years of service to the Finance Department of the City in the Purchasing Division.

MINUTES

JOINT COUNCIL/REDEVELOPMENT AGENCY MEETING OF NOVEMBER 19, 2002

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, the Council adopted the minutes of the joint Council and Redevelopment Agency meeting held on November 19, 2002.



COMMUNICATIONS - WRITTEN

None.

COMMUNICATIONS - COMMITTEE REPORTS

Council received a report from Public Works Director Wegener transmitting the minutes of the Traffic Safety Commission meeting of October 7, 2002.

Council received a report from Fire Chief Diekman transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of November 6, 2002.

Council received a report from Parks, Recreation and Community Services Director Gentry transmitting the minutes of Commission on Aging meeting of November 12, 2002.

Council received a report from Redevelopment Agency Manager Ross transmitting the summary of Redevelopment Citizens' Advisory Committee meeting actions of November 20, 2002.

Council received a report from Acting Community Development Director Marler transmitting the summary of Planning Commission actions taken at the December 5, 2002 meeting as follows:

- a. received a report on the design and colors of the new Yolo County Juvenile Hall facility at County Road 102 and East Gibson Road.
- b. received a report on the achievement of compatible franchise design.
- c. reviewed the Holiday Inn Express design and granted approval for use of beige windows instead of brass with the condition that the applicant return for approval of color board.
- d. moved January 2nd meeting to January 9th.

ORDINANCES

ORDINANCE 1361 - PRE-ANNEXATION AGREEMENT WITH TURN OF THE CENTURY FOR THE SPRING LAKE SPECIFIC PLAN AREA

On a motion by Vice Mayor Rexroad, seconded by Council Member Monroe and carried by the following Roll Call vote, Council adopted Ordinance



1361, "An Ordinance of the City of Woodland Approving a Pre-Annexation Development Agreement Between the City of Woodland and Turn of the Century, LLC Relative to Property Located Within the Spring Lake Specific Plan Area". This Ordinance will not be codified.

AYES: Council Members Dote, Monroe, Peart, Rexroad, Flory
NOES: None
ABSENT: None
ABSTAIN: None

ORDINANCE 1362 - MANUFACTURED HOMES FAIR PRACTICES COMMISSION AMENDMENTS AS APPROVED BY THE VOTERS ON NOVEMBER 5, 2002

On a motion by Vice Mayor Rexroad, seconded by Council Member Dote and carried by the following Roll Call vote, the Council approved Ordinance 1362, "An Ordinance of the Voters of the City of Woodland Amending Chapter 16B of the Woodland City Code Relating to Manufactured Home Space Rent Control". This Ordinance will be codified.

AYES: Council Members Dote, Monroe, Peart, Rexroad, Flory
NOES: None
ABSENT: None
ABSTAIN: None

ADJOURN

Mayor Flory adjourned the meeting at 10:55.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk